

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
AUGUST 20, 2013 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Everett, Kimenker, Somers  
Alternates Present: Ackerman, Brewer, Levenson  
Absent: Brady  
Staff: Vandenbosh, Galetta

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Brewer for Brady.

MOTION: To waive the reading of the hearing procedure.

Motion made by Kimenker, seconded by Somers, so voted unanimously.

Moriarty read the call of the hearing.

I. PUBLIC HEARINGS

HDC 13-24 – 40 New London Road; Carl & Kathleen Gehring, owners/applicants; Replace Windows. PIN #261917106439

Carl Gehring, owner of 40 New London Road, addressed the Commission to request that Commissioner Everett recuse himself from this public hearing because he is the owner of neighboring property on Prospect Street. Everett recused himself and Chairperson Moriarty sat Ackerman for Everett.

The applicant presented his proposal in two parts. Part one is the replacement of existing windows with historically appropriate windows. The current windows are not believed to be original to the house. Additionally they are not functional mechanically and the sashes do not match. The plan is to use a high-end Anderson window product that has a wooden interior and permashield clad exterior with thin muntons. The window trim will remain. Only the sashes will be removed and the windows replaced with Anderson's. The same windows were previously used on the back of the house and photographs were presented to show before and after examples. The idea is to replace all three over three or two over two windows in kind. Part two is a request to replace a gable vent in a garage outbuilding with a six-lite or three over three window. The garage sits deep in the property closer to the part of Library Street which is outside of the historic district. The Commission requested that the applicant determine a specific window type. The homeowner stipulated to a six-lite fixed window.

The following exhibits were presented:

- Photographs
- Site plan
- Application packet

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:24 p.m.

HDC 13-25 – 7 Water Street; Timothy Owens, owner; Mark Comeau, applicant; Addition & alterations. PIN #261918307563

Mark Comeau presented to the Commission for the restaurant Pizzetta, located at 7 Water Street, which is owned by Timothy Owens. A compulsory inspection by the fire marshal has necessitated plans for alterations and a small addition. The addition is proposed for the north side of the building. The egress requirements noted by the fire marshal cannot be satisfied within the footprint of the existing building; however, there is enough lot coverage to support an addition. Alterations are required to give the upstairs tenants a private staircase for their use and to give the wait-staff a staircase, with a fire door, to bring pizza up to the dining area. Two existing windows and front door will remain and another window in the front will be moved. The porch will extend across the front of the addition. By expanding, the fire code issue is resolved, the small dining area is expanded and the residential tenants have a private exit out the back. The addition will also allow expansion of the basement to make the cooking area more manageable. The street front profile will remain as a Greek revival and the massing of the façade will read as it does now from Water Street. All exterior materials will be matched with existing material. The expansion will provide no additional outdoor seating but there will be additional stand up waiting room area.

The following exhibits were presented:

- Photographs
- Design drawings

Chairperson Moriarty asked for comments in favor or against.

Rod Desmarais, representing the Downtown Merchants Group, spoke in favor of application.

The public hearing was closed at 7:37 p.m.

The public hearing portion of the meeting was closed at 7:40 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-24 – 40 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1902

HDC 13-25 – 7 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1903

## III. PRE-APPLICATION HEARINGS

Marcia Schaller owner of 42A & 42B New London Road appeared before the Commission to discuss her property which originally belonged to her Grandfather. The subject property has two existing houses along with a very old garage where her Grandfather did woodworking. She is seeking feedback from the Commission to try to determine whether she should demolish or rehabilitate the garage. Her future plans are to renovate the house and live there with her

family. She does not like the current location of the garage but it is not easily visible from the road. The Commission will need to look at the property more closely to see how much of the garage is visible from the street and determine their jurisdiction. They would not encourage demolishing a historic structure. Staff noted that the garage is considered existing, non-conforming. To repair it would mean fixing one wall at a time to keep the non-conforming designation. The Commission recommended another preliminary hearing once the applicant determines a plan of action.

Tom and Vickie LaFrance appeared before the Commission regarding 51 Clift Street. They found an alternative style of house that they like very much which they discussed with the Commission. The Commissioners felt this was a step in the right direction toward coming up with a plan that is appropriate to the subject property. The style is simplistic and is not trying to look like an 1800's era Victorian. They will need plans with details and materials to move forward toward a public hearing; however, a COA for the demolition will be the first item of business to take care of. The Commission noted the demolition of the existing house is going to be a bigger hurdle to overcome as it is a notable structure within the district. Since the applicants have indicated that the existing house is in serious disrepair and structurally unsound in their opinion, they might want to contact a contractor, architect and the building official for assistance with the justification for demolition.

John Moore, owner of 15 Bank Street, appeared before the Commission because his house is in need of a new roof. He is proposing to replace the existing asphalt shingles with cedar shingles. The shingles will be left to weather naturally and have a life expectancy of 75 years. The Commission noted that it is rare to have a homeowner request a change from asphalt to cedar and they are very much in favor of the proposal.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF August 6, 2013

MOTION: To approve the minutes of August 6, 2013.

Motion made by Everett, seconded by Kimenker, 3 in favor, 2 abstentions (Kimenker and Somers). Motion passed.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:27 p.m. made by Moriarty, seconded by Kimenker, so voted unanimously.